

Brentwood Planning Board

March 3, 2016

Members Present: Bruce Stevens, Chairman Kevin Johnston, Vice-Chair
 Steve Hamilton Mark Kennedy
 Matt Bergeron Ken Christiansen, BOS Rep
 Glenn Greenwood, Circuit Rider Planner

Chairman Stevens opened the meeting at 7:00 pm.

The manifest was signed.

7:00 Public Hearing:

Design Review Hearing: Greg Lambert & Sons, Realty, LLC - tax maps 209.067 & 209.068.

Chris Tymula of MHF Design Consultants, Inc spoke on behalf of the applicant this evening. Applicant Greg Lambert was present, as well as several abutters. Tymula said this is a conceptual plan only, and are before the Board for input and to answer any questions. They are proposing a propane and diesel refueling station, as well as retail gas pumps with a convenience store and hopefully a donut and a sub shop. There will be a wetland crossing that will require permitting from NHDES. Jeff O'Hora of Energy North said the refueling area will be for the receipt of large quantities of diesel and propane, and that home delivery trucks will then load from there for residential deliveries. He said there will be no overnight storage of vehicles, but that trucks may refuel any hour. Greenwood said this use complies with our zoning regulations, and that there is a process to go through, both with town and state permitting.

Tymula said they may need to go before the Zoning Board of Adjustment for the requirement of a 125 foot building setback from Rte 125. The current building will be taken down for this proposal, and may be rebuilt towards the back of the lot. He answered questions from both the Board and neighbors in attendance. The PB said they support this use, and have no issue with the storage of the fuels. Tymula explained how the tanks are stored; protection of them from leakage, and the hours, saying the store may have hours from 5 am to 10pm. They need to locate both the public and private wells in the area. This all is a lengthy process, and first they will be surveying and soil mapping.

Having no further questions from the public or the Planning Board, Stevens declared the hearing closed at 7:55. Tymula and Lambert thanked the Board for their time this evening.

Board Business

Motion made by Johnston, 2nd by Bergeron to approve the February 18 minutes: all were in favor.

Stevens and St. Hilaire attended the Epping Water and Sewer Commission meeting on March 1. A potential developer met with the W & S to discuss having those utilities brought to a lot in Brentwood near the town line. The Commission is receptive for discussion on the water, but not sure about the sewer at this time. The developer will meet with his engineering firm to work on a conceptual plan.

The Southeast Land Trust provided Greenwood with an update to the DeYoung easement, and that the NRCS will be conducting their own appraisal. SELT said that this property ranked #5 out of 22 projects statewide for the Wetlands Reserve Easement Program.

Motion made by Johnston, 2nd by Hamilton to adjourn at 8:05: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire , Administrative Assistant, Planning Board